


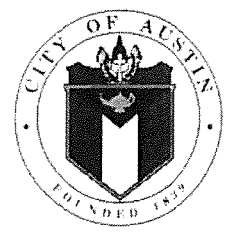




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0057  
Address: 2900 CLEARVIEW DRIVE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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1" = 250'

CASE # C15-2015-0057  
ROW # 11327405  
TAX # 0116060709  
TCAD ✓

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 2900 Clearview Drive

LEGAL DESCRIPTION: Subdivision – Tarry-Town 3

Lot(s) 151 Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

I Jim Bennett as authorized agent for Lafmar Clemons

\_\_\_\_\_ affirm that on 3/6/15 hereby apply for a hearing before the Board of Adjustment

for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

An addition to an existing single family residence providing a F.A.R. of 0.47 (.45 is existing) .40 is allowed

\_\_\_\_\_ in a SF-3 NP (zoning district) (West Austin Neighborhood Group)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

**NOTE:** The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:  
This is a minimal departure from the code and the variance will not lessen the purpose or integrity of the ordinance.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

The house was constructed prior to the current regulations and the design of the roof and existing walls create a collection point for foreign material. The proposed enclosed entry and mud room with guttering, will help to minimize the problem

(b) The hardship is not general to the area in which the property is located because:

The recessed entry is not common to the area..

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The use of the property will remain single family. The addition will not impair the use of the adjacent properties, because the addition consists of adding a roof over the proposed addition and moving one wall, the other side walls already exist. There will be noticeable difference.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

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4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address 11505 Ridge Dr

City, State & Zip Austin, TX. 78748

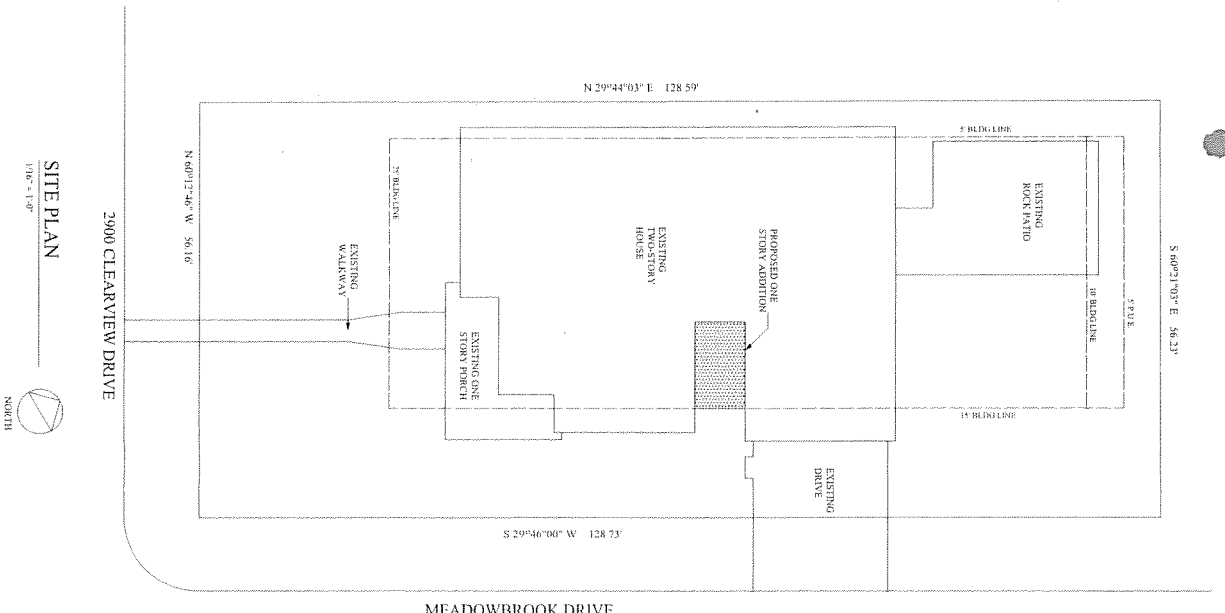
Printed Jim Bennett Phone 512-282-3078 Date 3/5/15

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

✕ Signed Lamar Clemens Mail Address 2900 Clearview Dr

City, State & Zip Austin TX 78703

Printed Lamar Clemens Phone 512-651-7011 Date 3-4-15



LOT DESCRIPTION:  
 LOT 151, TARRY-TOWN 3, IN VOLUME 3, PAGE 21 OF THE PLAT  
 RECORDS OF TRAVIS COUNTY, TEXAS, CITY OF AUSTIN.

GENERAL NOTE:  
 SITE PLAN BASED ON SURVEY FROM ALL POINTS SURVEYING,  
 DATED 7/30/2014.

GROSS FLOOR AREA EXISTING			
1ST FLOOR	EXISTING	EXEMPTION	TOTAL
1732	1732		1732
2ND FLOOR	1332		1332
GARAGE ATTACHED	430	300	130
TOTAL	3494	300	3794
F.A.R.	0.45		0.45
GROSS FLOOR AREA PROPOSED			
1ST FLOOR	EXIST'G - NEW	EXEMPTION	TOTAL
1732	1732 + 79		1811
2ND FLOOR	1332		1332
GARAGE ATTACHED	430	300	130
TOTAL	3494	300	3794
F.A.R.	0.46		0.46
LOT AREA: 7280 SF			

A.1	Renovation <b>Clemons Residence</b> 2900 Clearview Dr., Austin, TX	<b>Leland F. Decker</b> Architect 104 Darling Dr. Wimberley, TX 512/457-0330	 Reg. #12424 3/5/15
	REGISTERED PROFESSIONAL ARCHITECT EXPIRATION DATE 3/5/15		